

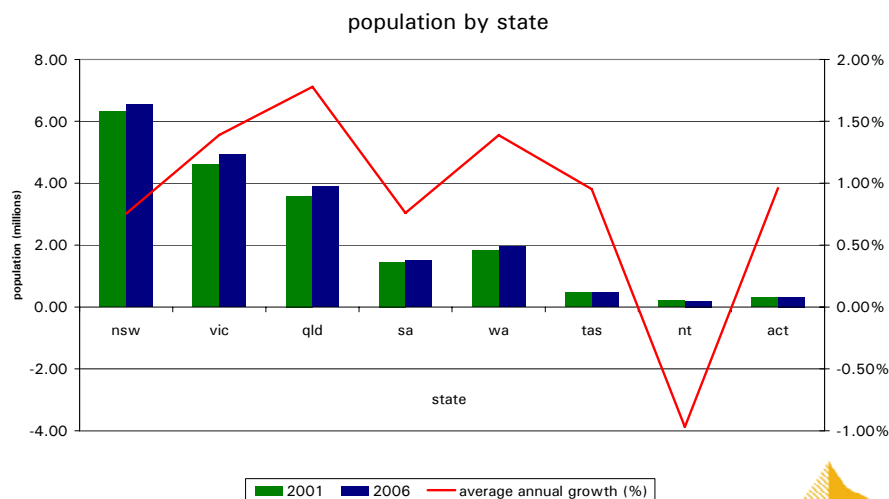


NATIONAL CENSUS 2006

- QLD saw best growth in population ;
- WA family income surges ahead;
- NSW, ACT & NT still paying the largest mortgages

POPULATION

The total population across Australia rose by 5.79% to 19.855 million people in the 2006 Census compared to the 2001 Census. During this period New South Wales (NSW) reached 6.549 mill.; Victoria (VIC) 4.932 mill.; Queensland (QLD) 3.905 mill.; South Australia (SA) 1.514mill.; Western Australia (WA) 1.959 mill.; Tasmania (TAS) 476,481; Northern Territory (NT) 192,898 and Australian Capital Territory (ACT) 324,034. The resource states recorded the highest average annual growth rate with QLD at 1.78% followed by WA and VIC with 1.39% each. The NT resulted in the only decline, with population reducing on average 0.97% each year. NSW had the second lowest average with 0.75% annually.

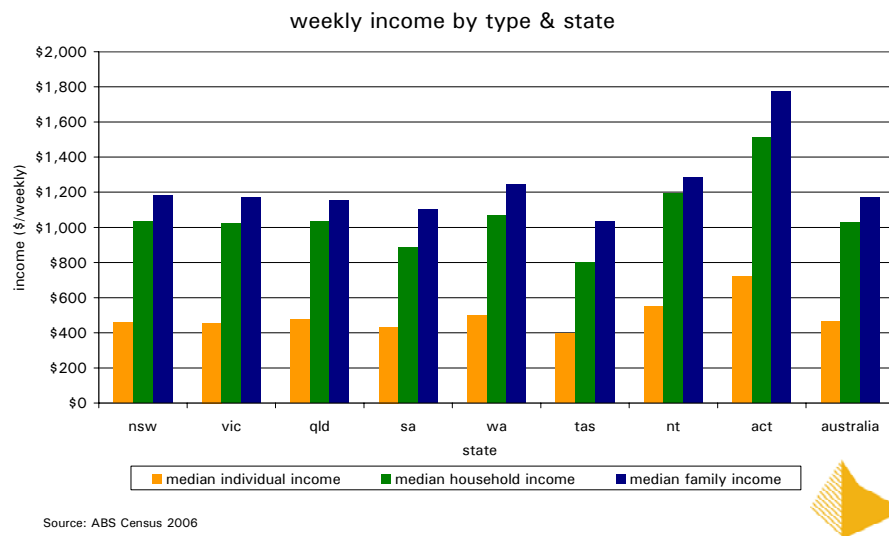


The national median age was 37 years old, both NSW and VIC are inline with this figure while QLD trended slightly behind at 36 years old. The youngest state in Australia was the NT at 31 years followed by the ACT at 34 years. Across all states with the exception of WA more than 85.00% of the population are Australian citizens with NSW and VIC recording 23.80% of their population born overseas.

INCOME

The Australian Bureau of Statistics (ABS) collects individual incomes of people aged over 15 years to determine median weekly individual income. The median household and family income is generated by the aggregate of the relevant median value for each family/household member in the Census. The national median weekly individual income was \$466, QLD achieved a higher rate of \$476 per week, while NSW and VIC fell behind with \$461 and \$456 per week respectively. Individuals living in the ACT earn the highest with \$722, while individuals in TAS earn the lowest at \$398 per week.

Median weekly household income for NSW reached \$1,036 slightly above QLD (\$1,033), VIC (\$1,022) and the national median of \$1,027. The trend continued with the ACT recording the greatest household income at \$1,509 and TAS again the lowest with \$801 per week.

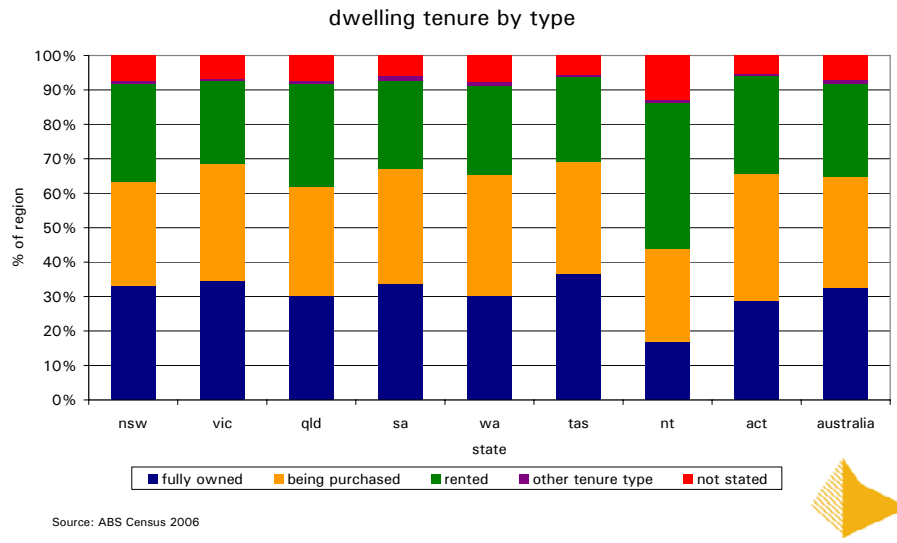


Families located in NSW (\$1,181) are currently earning above the national weekly median family income of \$1,171. In comparison VIC and QLD families are falling behind the national figure with \$1,170 and \$1,154 per week respectively. Families in the ACT pushed ahead with \$1,773 followed by the NT with \$1,285 in the Census.

TENURE TYPE

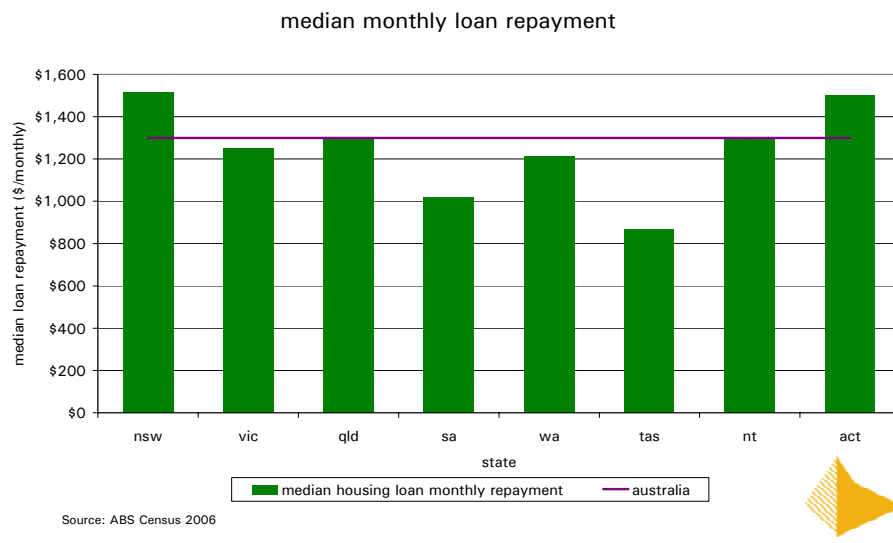
Across Australia 32.60% of dwellings are fully owned, while 32.20% are being purchased, and 27.20% are rented. According to the ABS Census 2006 TAS has the greatest percentage of fully owned/being purchased dwellings with 69.10%, followed by VIC (68.70%) and SA (67.20%). The NT has the poorest result with only 44.10% and QLD was second with 61.80%. In NSW 63.40% of dwellings are fully owned/being purchased this is slightly behind WA with 65.30%.

The Census 2006 showed more than 40.00% of dwellings in the NT are being rented, this is significantly higher than the next state being QLD with 30.00% of dwellings. The ACT was third with 28.60% followed closely by NSW with 28.40%. VIC has the smallest percentage of dwellings being rented with only 23.90%, this is also below the national percentage of 27.20%.



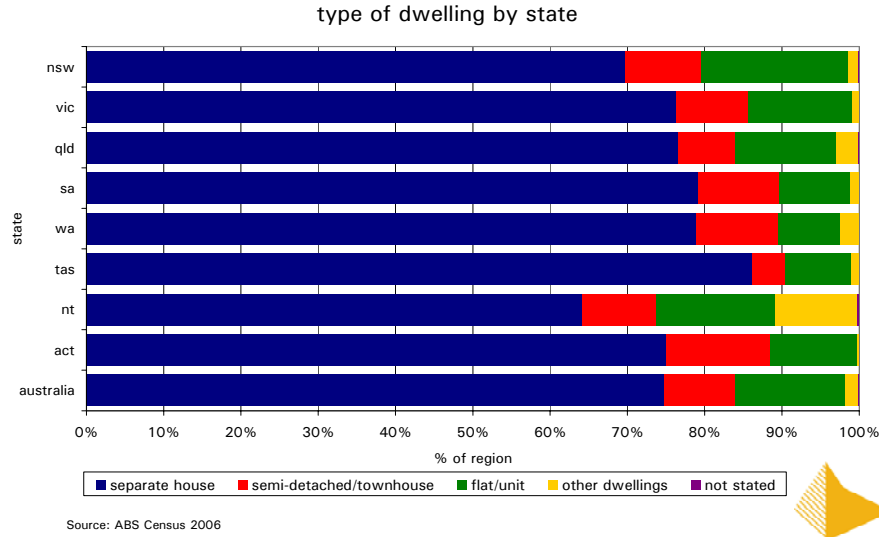
LOAN REPAYMENT

The ABS have identified NSW and ACT residents have the most expensive monthly loan repayments of \$1,517 and \$1,500 respectively. Both states are just over \$200 more each month than the national median value of \$1,300. QLD and NT are currently on par with the national loan repayment amount, while VIC falls narrowly behind with \$1,252 per month. Tasmanian residents have the lowest monthly repayments of \$867 followed by SA with \$1,018.



TYPE OF DWELLING

Almost 75.00% of private dwellings occupied throughout Australia are separate houses, with the remainder being mainly units (14.20%) or semi-detached/townhouses (9.20%). NSW has the highest percentage of units occupied with 19.00%, as a result NSW has the smallest portion of occupied housing with 69.70%.



In comparison 76.50% of dwellings occupied in QLD are houses, while only 13.00% are units. VIC also recorded similar results with 76.40% of dwellings being houses and 13.40% units. TAS displayed the greatest preference for houses with 86.20%, while NT was the lowest with 64.10%.

**For the right advice,
speak to LandMark White research.**

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If you have any queries regarding this LandMark Byte or any other research publication, contact Vanessa Rader, National Research Director, vanessa.rader@lmw.net.au.

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